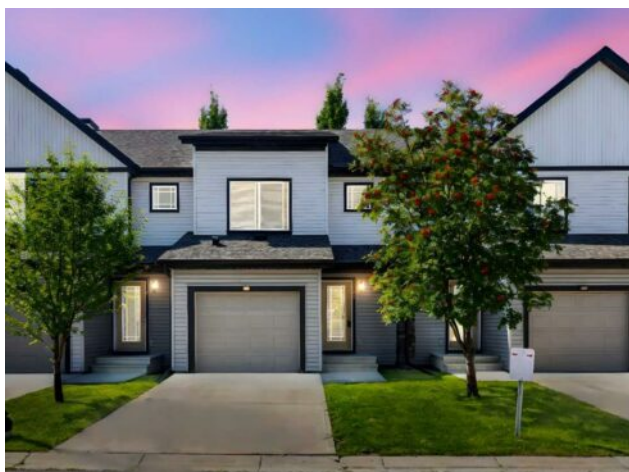


11 Copperpond Landing SE Calgary, Alberta

MLS # A2258421



\$439,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Copperfield | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,346 sq.ft. | Age: | 2011 (14 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Backs on to Park/Green Space, No Neighbours Behind, Street Lighting | | |

| | |
|--------------------|---|
| Heating: | Forced Air |
| Floors: | Carpet, Laminate, Tile |
| Roof: | Asphalt Shingle |
| Basement: | Full, Partially Finished |
| Exterior: | Concrete, Vinyl Siding, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |

| | |
|-------------------|--------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | \$ 283 |
| LLD: | - |
| Zoning: | M-2 |
| Utilities: | - |

Inclusions: None

Welcome to 11 Copperpond Landing SE, a beautifully upgraded Chakra Model townhome in the highly sought-after Aura of Copperfield. With only 17 homes per acre, this low-density community offers unmatched privacy, expansive layouts, and lush green spaces to enjoy every season. Perfectly situated on a quiet, family-friendly street and backing onto a west-facing park, the home provides peaceful views with no rear neighbors, a toboggan hill for winter fun, and a children's playground just steps away. Step inside to an open-concept main floor where natural light fills the space. The great room centers around a cozy gas fireplace, seamlessly connecting to a spacious dining area and a bright, functional kitchen. Featuring stainless steel appliances, a gas range, pantry, and breakfast bar, the kitchen is complemented by recent upgrades including a \$1,600 premium FOTILE hood fan and newer dishwasher. Every detail has been considered, creating a space that balances style, functionality, and comfort. Upstairs, the primary retreat is a serene sanctuary with a 4-piece ensuite, and ample closet space, accompanied by two additional bedrooms and a full bath—perfect for family, guests, or a home office. A half-developed basement with \$3,000 in framing gives you a head start on a future rec room, home office, or gym, offering flexibility to adapt to your lifestyle. Outside, the west-facing covered deck invites morning coffee or evening entertaining with serene park views. The full-length driveway and single attached garage provide convenience, while the thoughtful community design ensures safety, tranquility, and a sense of connection. Aura of Copperfield offers a lifestyle of calm, open space, and family-friendly amenities, combining the best of privacy, recreation, and accessibility. With comfort today and potential for tomorrow, this upgraded townhome represents an

exceptional opportunity for families, first-time buyers, or investors seeking a property that delivers both lifestyle and long-term value.